

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In re:)	
)	
EAGLE PROPERTIES AND)	Bankruptcy Case
INVESTMENTS, LLC,)	No. 23-10566-KHK
)	Chapter 7
Debtor.)	
_____)	

**ORDER APPROVING SALE OF 449 LAWYERS RD, NW, VIENNA, VA FREE AND
CLEAR OF LIENS, CLAIMS AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(f)**

UPON CONSIDERATION of the motion (Docket No. 415) (“Motion”) of H. Jason Gold, chapter 7 trustee (“Trustee”), to approve the sale of the property commonly known as 449 Lawyers Rd., NW, Vienna, VA (“Property”); and it appearing that proper and adequate notice of the Motion has been given and that no further notice is necessary; and it appearing that the sale of the Property as set forth in the Motion is in the best interest of the estate and its creditors, and it further appearing that based upon the endorsements of counsel set forth below that Fulton Bank, N.A., Gus Goldsmith and Bala Jain, LLC have consented to the sale of the Property as set forth herein, free and clear of all liens, claims and interests, accordingly:

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED.
2. The Trustee is authorized to sell the Property¹ to Anchor Homes LLC (the

¹ Having the following legal description:

“Purchaser”) for \$850,000.00 consistent with the sales contract attached to the Motion as Exhibit A.

3. The Trustee is authorized to pay the secured claim of Fulton Bank, N.A. in full at closing, including the payment of attorney’s fees in the amount of \$18,085 as set forth in the draft ALTA attached hereto as Exhibit A (“ALTA”).

4. Upon the Trustee’s payment to Fulton Bank, N.A. of cash collateral from the Property in the amount of \$6,915, Fulton Bank, N.A. shall apply such cash to its attorney’s fees.

5. Fulton Bank, N.A.’s consent to this sale is conditioned on receipt of full payment of principal, interest, late charges, and legal fees of \$25,000.00.

6. The Trustee is authorized to pay the secured claim of Gus Goldsmith in the amount of \$163,647.88 consistent with the ALTA. Gus Goldsmith’s consent to this sale and release of liens is conditioned upon receipt of total proceeds of \$338,647.88 from the sale of the Property and the sale of the property located at 1010 Lynn Street, SW, Vienna, Virginia with such sales closing contemporaneously.

7. At closing, the Trustee shall receive, for the benefit of the estate the sum of \$25,500.00 representing his commission under Section 326 of the Bankruptcy Code plus \$42,500.00 as additional consideration for the bankruptcy estate free and clear of all liens, claims

Lot Ninety-Seven (97) and part of Lot Ninety-Six (96), Section Two (2), VIENNA HILLS and a Resubdivision of Out Lot of a Resubdivision of Lots 10, 11 and 12, and Out Lot of Section One, Vienna Hills, Town of Vienna, Fairfax County, Virginia, as the same appears duly dedicated, platted and recorded in Deed Book 1235 at Page 357, among the Fairfax County, Virginia, Land Records; the description of the portion of Lot 96 hereby conveyed being described as follows:

BEGINNING at a point on the Southeasterly line of Upham Place, a corner to Lots 96 and 97, Section 2, VIENNA HILLS; thence with the said line of Upham Place, N. 33 degrees 38' 57" E. 10.00 feet to a point; thence through the said Lot 96, S. 54 degrees 14' 23 " E. 103.75 feet to a point in the line of Lot 66; thence with Lot 97, N. 54 degrees 14' 23 " W. 103.38 feet to the point of beginning, containing 1,036 square feet, lying and being in the County of Fairfax, Virginia.

and interests.

8. The Trustee is authorized to pay a three percent (3%) commission to his broker Century 21 New Millennium at closing for services rendered in representing the Trustee in connection with the sale.

9. The Trustee is authorized to pay a two-and-a-half percent (2.5%) commission to Innovation at closing for services rendered in representing the Purchaser in connection with the sale.

10. The Trustee is authorized to pay all outstanding real estate taxes and other customary closing costs consistent with the ALTA.

11. The Trustee is authorized to pay Bala Jain, LLC the remaining net proceeds of sale after all costs, consistent with the ALTA.

12. The Trustee is authorized to reimburse Auction Markets, LLC at closing in an amount not to exceed \$1,000.00 for any utility and property preservation expenses as needed.

13. The Trustee is authorized to request and receive all information concerning the liens and debt held by any secured creditor necessary to close on the sale including but not limited to the loan payoff balance, proof of lien perfection, hazard insurance coverage, escrow account balance and other information. Secured creditors are authorized and directed to promptly provide said information to the Trustee upon request of the Trustee, subject to the right of any secured creditor to oppose the request.

14. This Order may be recorded in the land records wherein the subject Property is located.

15. This Court retains jurisdiction with respect to any disputes regarding the Property following the sale.

16. This Order shall be effective immediately and shall not be subject to the stay provided in
Federal Rule of Bankruptcy Procedure 6004(h) or any other applicable stay.

Dated: May 22 2024

/s/ Klinette H Kindred
United States Bankruptcy Judge

Entered On Docket: May 23 2024

PREPARED BY:

NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001
Tel: (202) 689-2800
Fax: (202) 689-2860
Email: dylan.trache@nelsonmullins.com

By: /s/ Dylan G. Trache
Dylan G. Trache, Va. Bar No. 45939

Counsel to the Chapter 7 Trustee

SEEN AND AGREED:

GORDON FEINBLATT LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202
Phone/Fax No. (410) 576-4194
E-mail: dmusgrave@gfrlaw.com

BY: /s/David S. Musgrave (by DGT with authority)
David S. Musgrave (Bar No. 35327)

Attorneys for Fulton Bank, N.A.

AND

ROGAN MILLER ZIMMERMAN, PLLC

50 Catoctin Circle, NE, Suite 300
Leesburg, Virginia 20176
Phone No. (703) 777-8850
Fax No: (703) 777-8854
E-mail: crogan@RMZLawFirm.com

BY: /s/Christopher L. Rogan (by DGT with authority)
Christopher L. Rogan (Bar No. 30344)

Attorneys for Bala Jain, LLC

AND

MCNAMEE, HOSEA, P.A
6404 Ivy Lane, Suite 820
Greenbelt, MD 20770
Phone No.: (301) 441-2420
E-mail: jfasano@mhlawyers.com

BY: /s/ Justin P. Fasano (by DGT with authority)
Justin P. Fasano (Bar No. 75983)

Attorneys for Gus Goldsmith

CERTIFICATION PURSUANT TO LOCAL RULE 9022-1(C)

I HEREBY CERTIFY that this Order has been endorsed by all necessary parties.

/s/ Dylan G. Trache
Dylan G. Trache

LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY
PURSUANT TO LOCAL RULE 9022-1

Dylan G. Trache
NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001

Michael Freeman
OFFICE OF THE UNITED STATES TRUSTEE
1725 Duke Street, Suite 650
Alexandria, Virginia 22314

Stephen Karbelk
Team Leader, RealMarkets
Century 21 New Millennium
Century 21 Commercial New Millennium
6629 Old Dominion Drive
McLean, VA 22101

David S. Musgrave
GORDON FEINBLATT LLC
1001 Fleet Street, Suite 700
Baltimore, MD 21202

Justin Fasano
MCNAMEE, HOSEA, P.A
6404 Ivy Lane, Suite 820
Greenbelt, MD 20770

Christopher Rogan
ROGAN MILLER ZIMMERMAN, PLLC
50 Catoctin Circle, NE, Suite 300
Leesburg, Virginia 20176

Exhibit A

4. <input type="checkbox"/> VA		5. <input type="checkbox"/> Conv. Ins.		1-23493			
<div>Case 23-10566-KHK Doc 480 Filed 05/25/24 Entered 05/26/24 00:13:29 Desc Imaged Certificate of Notice Page 8 of 13</div>							
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the Settlement Agent are shown. Items marked "(p.o.c.)" were paid outside the closing and are shown in the information it discloses and are not included in the totals.							
D. Name and Address of Borrower ANCHOR HOMES LLC 6862 Elm Street, #100 McLean, VA 22101		E. Name and Address of Seller H. Jason Gold, Chapter 7 Trustee in Bankruptcy in re: Eagle Properties and Investments LLC		F. Name and Address of Lender NOT APPLICABLE (CASH TRANSACTION)			
G. Property Location 449 Lawyers Road, NW Vienna, VA 22180 Lot 97 & Pt of Lot 96, Section 2, VIENNA HILLS Town of Vienna, Fairfax County, VA				H. Settlement Agent William A. Marshall, Attorney-at-Law 7006-G Little River Turnpike, Annandale, VA 22003			
				Place of Settlement 7006 Little River Turnpike, Suite G Annandale, Virginia 22003		I. Settlement Date 05/30/2024 DD: 05/30/2024	
J. SUMMARY OF BORROWER'S TRANSACTION:				K. SUMMARY OF SELLER'S TRANSACTION:			
100. GROSS AMOUNT DUE FROM BORROWER				400. GROSS AMOUNT DUE TO SELLER			
101. Contract sales price		850,000.00		401. Contract sales price		850,000.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		6,467.33		403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. City/town taxes		05/30/24 to 06/30/24 145.11		406. City/town taxes		05/30/24 to 06/30/24 145.11	
107. County taxes		05/30/24 to 06/30/24 869.52		407. County taxes		05/30/24 to 06/30/24 869.52	
108. Assessments		to		408. Assessments		to	
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. GROSS AMOUNT DUE FROM BORROWER		857,481.96		420. GROSS AMOUNT DUE TO SELLER		851,014.63	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER				500. REDUCTIONS IN AMOUNT TO SELLER			
201. Deposit or earnest money		50,000.00		501. Excess Deposit (see instructions)			
202. Principal amount of new loan(s)				502. Settlement charges to seller (line 1400)		153,045.72	
203. Existing loan(s) taken subject to				503. Existing loans taken subject to			
204.				504. Payoff of first mortgage loan		532,997.08	
				FULTON BANK, N.A.			
205.				505. Payoff of second mortgage loan		163,647.88	
				GUS GOLDSMITH			
206.				506. Payoff to BALA JAIN LLC		1,323.95	
207.				507.			
208.				508.			
209. Agent Credit		21,250.00		509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/town taxes		to		510. City/town taxes		to	
211. County taxes		to		511. County taxes		to	
212. Assessments		to		512. Assessments		to	
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. TOTAL PAID BY / FOR BORROWER		71,250.00		520. TOTAL REDUCTION AMOUNT DUE SELLER		851,014.63	
300. CASH AT SETTLEMENT FROM OR TO BORROWER				600. CASH AT SETTLEMENT TO OR FROM SELLER			
301. Gross amount due from borrower (line 120)		857,481.96		601. Gross amount due to seller (line 420)		851,014.63	
302. Less amounts paid by/for borrower (line 220)		71,250.00		602. Less reduction amount due to seller (line 520)		851,014.63	
303. CASH		FROM BORROWER		603. CASH		TO SELLER	
		786,231.96				0.00	

707.	P.O.C.				
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN				
801.	Loan Origination Fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Document Prep.Fee	to			
807.	Tax Service Fee	to			
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest from	to @\$	/day		
902.	Mortgage Insurance Premium	to			
903.	Hazard Insurance Premium	yrs. to			
904.					
905.					
1000.	RESERVES DEPOSITED WITH LENDER FOR				
1001.	Hazard Insurance	mo. @\$	/ mo.		
1002.	Mortgage Insurance	mo. @\$	/ mo.		
1003.	City property taxes	mo. @\$	/ mo.		
1004.	County property taxes	mo. @\$	/ mo.		
1005.	Annual Assessments	mo. @\$	/ mo.		
1006.		mo. @\$	/ mo.		
1007.		mo. @\$	/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count				
1100.	TITLE CHARGES				
1101.	Settlement or closing fee	to William A. Marshall, Attorney-at-Law		375.00	150.00
1102.	Abstract or title search	to AHA, LLC		225.00	
1103.	Title examination	to William A. Marshall, Attorney-at-Law		150.00	
1104.	Title insurance binder	to			
1105.	Document preparation	to William A. Marshall, Attorney-at-Law		185.00	
1106.	Notary fees	to			
1107.	Attorney's fees	to			
	(includes above item No:)				
1108.	Title insurance	to Guarantee Title Insurance Agency, Inc./CWL		2,082.00	
	(includes above item No:)				
1109.	Lender's coverage				
1110.	Owner's coverage 850,000.00 -- 2,082.00 Standard Policy/Reissue Rate/Nego Premium (Optional)				
1111.	Overnight Delivery Svc & Hndlg	William A. Marshall, Attorney-at-Law		50.00	
1112.	Reconveyance Tracking Service	William A. Marshall, Attorney-at-Law		85.00	
1113.	Additional Charges *** See Attached Addendum ***			85.00	
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees	Deed \$ 47.00 ; Mortgage \$; Releases \$		47.00	
1202.	City/county/stamps	Deed \$ 708.33 ; Mortgage \$		708.33	
1203.	State tax/stamps	Deed \$ 2,125.00 ; Mortgage \$		2,125.00	
1204.	GRANTORS TAX	Deed \$ 850.00 ; Mortgage \$			850.00
1205.	Additional Charges *** See Attached Addendum ***				1,700.00
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to N/A			
1302.	Pest inspection	to N/A			
1303.	Expense Reimbursement	RealMarkets			1,000.00
1304.	Bankruptcy Estate Payment	H. Jason Gold, Trustee			42,500.00
1305.	326(a) Trustee Commission	H. Jason Gold, Trustee			25,500.00
1306.	Legal Fees	Gordon Feinblatt LLC 6915S			18,085.00
1307.	Delinquent 2023 RE Taxes	Town of Vienna			332.64
1308.	Additional Charges *** See Attached Addendum ***				16,178.08
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			6,467.33	153,045.72

Case 23-10566-KHK Doc 480 Filed 05/25/24 Entered 05/26/24 00:13:29 Desc

Imaged Certificate of Notice Page 10 of 13

File Number: T-23493

Settlement Date: 05/30/24

Proration Date: 05/30/24

SELLER(S):

H. Jason Gold, and Chapter 7 Trustee in Bankruptcy in re: and Eagle Properties and Investments LLC

PURCHASER(S):

ANCHOR HOMES LLC

LENDER:

NOT APPLICABLE (CASH TRANSACTION)

Loan Amount:

Loan Number: -----

PROPERTY:

449 Lawyers Road, NW, Vienna, VA 22180

Lot 97 & Pt of Lot 96, Section 2, VIENNA HILLS, Town of Vienna, Fairfax County, VA

		Borrower	Seller
ITEMS PAYABLE IN CONNECTION WITH LOAN			
816.			
817.			
818.			
819.			
TOTALS			
TITLE CHARGES			
1114.	Technology & Storage Fee	Landtech	35.00
1115.	Wire Fee	William A. Marshall, Attorney-at-Law	45.00
1116.	e-Record Fee	Simplifile	5.00
1117.			
1118.			
1119.			
1120.			
1121.			
TOTALS		85.00	
GOVERNMENT RECORDING AND TRANSFER CHARGES			
1206.	REG. WMATA CAPITAL	Deeds \$ 850.00 Mortgage \$	850.00
1207.	REG. CONG. RELIEF	Deeds \$ 850.00 Mortgage \$	850.00
1208.			
1209.			
1210.			
1211.			
1212.			
TOTALS			1,700.00
ADDITIONAL SETTLEMENT CHARGES			
1309.	Delinquent 2023 RE Taxes	Fairfax County, Dept. of Tax Admin.	10,407.41
1310.	Town RE Taxes 2024 EST	Town of Vienna	825.29
1311.	County RE Taxes 2024 EST	Fairfax County, Dept. of Tax Admin.	4,945.38
1312.			
1313.			
TOTALS			16,178.08
PRELIMINARY			

In re:
Eagle Properties and Investments LLC
Debtor

Case No. 23-10566-KHK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0422-9
Date Rcvd: May 23, 2024

User: TaiGlennB
Form ID: pdford11

Page 1 of 3
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 25, 2024:

Recip ID	Recipient Name and Address
RE	+ Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 6629 Old Dominion Dr, McLean, VA 22101-4516

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	+ Email/Text: ustpregion04.ax.ecf@usdoj.gov	May 24 2024 00:23:00	UST smg Alexandria, Office of the U. S. Trustee, 1725 Duke Street, Suite 650, Alexandria, VA 22314-3489
prof	Email/Text: stephen@realmarkets.com	May 24 2024 00:22:00	Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 20405 Exchange St, Suite 221, Ashburn, VA 20147

TOTAL: 2

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 25, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 23, 2024 at the address(es) listed below:

Name	Email Address
Andrew S Goldstein	on behalf of Creditor GITSIT Solutions LLC AGoldstein@mglspc.com, jcoffman@mglspc.com
Barry W. Spear	on behalf of Creditor Aero Mortgage Loan Trust 2019- 1 Barry.Spear@bww-law.com bankruptcy@bww-law.com

District/off: 0422-9

User: TaiGlennB

Page 2 of 3

Date Rcvd: May 23, 2024

Form ID: pdford11

Total Noticed: 3

Bradley J. Swallow	on behalf of Defendant Main Street Bank bswallow@fblaw.com
Christian K. Vogel	on behalf of Interested Party Primis Bank kvogel@vogelandcromwell.com
Christian K. Vogel	on behalf of Defendant Primis Bank f/k/a Sona Bank kvogel@vogelandcromwell.com
Christopher A. Jones	on behalf of Debtor Eagle Properties and Investments LLC cajones@whitefordlaw.com clano@whitefordlaw.com,dchaney@whitefordlaw.com
Christopher L. Rogan	on behalf of Defendant Shail Butani crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Creditor Bala Jain LLC crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Defendant Ishwer Butani crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Defendant Bala Jain LLC crogan@rmzlawfirm.com
Corey Simpson Booker	on behalf of Creditor Atlantic Union Bank corey.booker@atlanticunionbank.com
Craig M. Palik	on behalf of Creditor Trinity Universal Insurance Company cpalik@mhlawyers.com cpalik@yahoo.com;dmoorehead@mhlawyers.com;cpalik@ecf.inforuptcy.com;kmadden@mhlawyers.com;mnickerson@mhlawye rs.com
David S. Musgrave	on behalf of Creditor Fulton Bank N.A. dmusgrave@gfrlaw.com, vhilbun@gfrlaw.com
David S. Musgrave	on behalf of Defendant Fulton Financial Corporation dmusgrave@gfrlaw.com vhilbun@gfrlaw.com
Dylan G. Trache	on behalf of Trustee H. Jason Gold dylan.trache@nelsonmullins.com linnea.hann@nelsonmullins.com;alexandria.tracy@nelsonmullins.com;mari.cooper@nelsonmullins.com
Elizabeth Husebo	on behalf of Defendant Daniel J. Kotz ehusebo@grsm.com
Elizabeth Husebo	on behalf of Defendant First Class Title Inc. ehusebo@grsm.com
Erik W. Fox	on behalf of Creditor Vienna Oaks Office Center Condominium efox@reesbroome.com rhurley@reesbroome.com;rchambers@reesbroome.com;pgoodwine@reesbroome.com
Gerard R. Vetter	ustpreion04.ax.ecf@usdoj.gov
H. Jason Gold	goldtrustee@fiduciaryservicesgroup.com VA19@ecfbis.com;hjc@trustesolutions.net;lgrahl@fsscommerce.com
Hannah White Hutman	on behalf of Creditor Bank of Clarke County hhutman@hooverpenrod.com scurtis@hooverpenrod.com;hooverpenrodplc@jubileebk.net
J. P. McGuire Boyd, Jr	on behalf of Defendant Atlantic Union Bank mboyd@williamsmullen.com
J. P. McGuire Boyd, Jr	on behalf of Creditor Atlantic Union Bank mboyd@williamsmullen.com
J. P. McGuire Boyd, Jr	on behalf of Defendant Bank of Clarke County mboyd@williamsmullen.com
Jack Frankel	on behalf of U.S. Trustee Gerard R. Vetter jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov
James R. Meizanis, Jr.	on behalf of Creditor Virginia Partners Bank jmeizanis@bklawva.com jroot@bklawva.com;mnoble@bklawva.com
Jeffery T. Martin, Jr.	on behalf of Debtor Eagle Properties and Investments LLC jeff@martinlawgroupva.com martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com

District/off: 0422-9

User: TaiGlennB

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Date Rcvd: May 23, 2024

Form ID: pdford11

Total Noticed: 3

Jeffery T. Martin, Jr.

on behalf of Plaintiff Eagle Properties and Investments LLC jeff@martinlawgroupva.com
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com

Jeffery T. Martin, Jr.

on behalf of Counter-Defendant Eagle Properties and Investments LLC jeff@martinlawgroupva.com
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com

Jeremy B. Root

on behalf of Creditor Virginia Partners Bank jroot@bklawva.com
tjones@bklawva.com;mnoble@bklawva.com;wcasterlinejr@bklawva.com;jmeizanis@bklawva.com

John E Reid

on behalf of Debtor Eagle Properties and Investments LLC jack@martinlawgroupva.com

John Tucker Farnum

on behalf of Interested Party SC&H Group jfarnum@milesstockbridge.com
jfarnumecfnotices@gmail.com;dbernard@milesstockbridge.com

Joshua David Stiff

on behalf of Debtor Eagle Properties and Investments LLC jstiff@wtplaw.com eslate@wtplaw.com;dchaney@whitefordlaw.com

Justin Fasano

on behalf of Creditor Gus Goldsmith jfasano@mhlawyers.com
jfasanoecf@gmail.com;jfasano@ecf.courtdrive.com;sshin@mhlawyers.com;dmoorehead@mhlawyers.com

Lee S Raphael

on behalf of Creditor Gitsit Solutions LLC ecf1@ecf.courtdrive.com, cmartin@pralc.com

Maurice Belmont VerStandig

on behalf of Professional Maurice VerStandig mac@mbvesq.com
lisa@mbvesq.com;verstandig.mauricer104982@notify.bestcase.com;verstandiglaw@recap.email

Nancy Greene

on behalf of Debtor Eagle Properties and Investments LLC ndg@ndglaw.com

Nancy Greene

on behalf of Plaintiff Eagle Properties and Investments LLC ndg@ndglaw.com

Nancy Greene

on behalf of Professional N D Greene PC ndg@ndglaw.com

Richard E. Hagerty

on behalf of Defendant Navy Federal Financial Group LLC richard.hagerty@troutmansanders.com,
sharron.fay@troutmansanders.com;natalya.diamond@troutman.com

Robert Hockenbury

on behalf of Creditor Shore United Bank robert.hockenbury@wbd-us.com

Robert M. Marino

on behalf of Defendant Shail Butani rmmarino@rpb-law.com rmmarino1@aol.com

Robert M. Marino

on behalf of Defendant Ishwer Butani rmmarino@rpb-law.com rmmarino1@aol.com

Robert M. Marino

on behalf of Creditor Bala Jain LLC rmmarino@rpb-law.com rmmarino1@aol.com

Stephanie Gardner Bortnick

on behalf of Defendant Daniel Kotz sbortnick@grsm.com

Stephanie Gardner Bortnick

on behalf of Defendant Daniel J. Kotz sbortnick@grsm.com

Stephanie Gardner Bortnick

on behalf of Defendant First Class Title Inc. sbortnick@grsm.com

Stephen W. Nichols

on behalf of Creditor Orrstown Bank snichols@offitkurman.com

TOTAL: 48